



Town of Harpswell
Board of Appeals Minutes
May 27, 2015
Adopted July 22, 2015

Members Present

Ned Simmons, Chair
Jim Knight
Ellen Lebauer
John Perry
Ellen Shillinglaw
Pat Lawson, Associate Member

Members Absent

Staff Present

Diane Plourde, Recording Secretary

The Town of Harpswell Board of Appeals meeting, being duly advertised in the *Brunswick Times Record* was called to order at 6:30 p.m. by Ned Simmons, Chair. The chair read the agenda, introduced the board members and reviewed the procedures.

Old Business: None

15-05-01BA – John & Mary Deislinger – Map 14 Lot 108, 15 Harmony Lane – Section 14.1.4.5 – Practical Difficulty Variance – Place of Shed

Mr. Simmons noted that the entire Board and Ron Ponziani were at the site visit.

Mr. Deislinger said that when the Board visited the site he noted his calculations of the coverage were incorrect in that the driveway should be 1400 feet not 400 feet making the area coverage at 3,510 feet or 29% impermeable coverage not 19%. He explained the variances he needs from two (2) property's setbacks and from lot coverage and where the septic and well are placed and therefore there is no other place for this shed. The size is a 10' x 24' shed.

Mr. Simmons explained the criteria the Board has to follow for approval. Mr. Knight asked questions about the feasible alternative; could be moved to another location; reduce the amount of variance to the side property. The impermeable coverage is in violation before the placement of the shed and it would add to that amount. The Board suggested the shed be placed on the existing driveway since the coverage is an issue and there are possible alternatives that would not require a variance.

After further discussion the Board asked Mr. Deislinger if he would continue this application until he marks the setbacks and measure the available space on the driveway. The Board will hold another site visit. Mr. Deislinger also has the option to change the location of the shed meeting all setbacks and if this meets the requirements, the Code Office could approve the application.

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Mr. Simmons moved seconded by Ellen Shillinglaw to continue this matter until next month. Motion carried 5-0

Other Business: Consideration of Minutes of April 22, 2015

Ned Simmons moved seconded by Ellen Lebauer to accept the minutes as drafted. Motion carried 5-0

Election of Officers:

Jim Knight nominated Ned Simmons to continue in the role of Chair. John Perry seconded. Motion carried 4-0

Ellen Shillinglaw nominated Jim Knight to continue in the role of Secretary. John Perry seconded. Motion carried 4-0

Adjournment: The meeting adjourned at 7:35 PM.

Respectfully submitted by:

Diane E. Plourde
Recording Secretary